

**CITY OF NEWARK  
DELAWARE**

**CITY COUNCIL CHAMBER  
220 South Main Street  
Newark, DE 19711**

**RENTAL HOUSING NEEDS ASSESSMENT STUDY – PHASE ONE  
TECHNICAL ADVISORY COMMITTEE  
MEETING SUMMARY**

**JUNE 26, 2014**

**Committee Members Present:**

Michael Fortner, AICP  
Meghan George  
Andrew Haines  
Bruce Harvey  
Peter Krawchyk, AIA, LEED-AP  
John G. McNutt

**City of Newark Staff:**

Maureen Feeney Roser, Planning and Development Director  
Mark Morehead, Councilman, District 1

**Urban Partners Representatives**

James E. Hartling  
Isaac Kwon

Planning and Development Director Maureen Feeney Roser opened the Rental Needs Assessment Study – Phase One, Technical Advisory Committee meeting by explaining the need for the Study, introduced Urban Partners and thanked everyone for attending the first Technical Advisory Committee meeting. Ms. Feeney Roser then left the meeting.

**1. INTRODUCTIONS**

The Urban Partner team and the Technical Advisory Committee introduced themselves:

Mr. Isaac Kwon, Day-to-Day Project Manager, Urban Partners, who will be the point of contact.

Mr. James Hartling, Urban Partners, Principal, who will supervise the project.

Peter Krawchyk, AIA, LEED-AP, University Architect & Campus Planner, University of Delaware.

John G. McNutt, Professor, School of Public Policy & Administration, University of Delaware.

Meghan George, Housing Manager/Inspector, Newark Housing Authority.

Bruce Harvey, President, Newark Landlord's Association.

Andrew Haines, Deputy City Manager, City Manager's Office.

Michael Fortner, AICP, Development Supervisor, Planning & Development Department.

## **2. REVIEW OF PURPOSE, DATA NEEDS & PROCESS**

Mr. Kwon explained that the purpose of the kick-off meeting is to go over the scope, project schedule, and get feedback from the Committee members in setting the framework for how the Study should proceed. He also asked that a list of key stakeholders be provided to Urban Partners for interview so that they could get a full picture of the meetings and dynamics of the market. Mr. Kwon then passed out the timetable of the Study and explained Phase I and II.

Urban Partners was interested in any documents that the Committee felt that they should review. The documents listed were the draft Comprehensive Development Plan V, the University of Delaware Strategic Plan Review, UD Housing Study and a targeted look at the eastern portion of the STAR Campus.

Mr. Kwon then stated that the prime data they would be working with would be the rental permit inventory and they would like the most up-to-date data. An additional data source suggested was Delaware Apartment Association which is gathering data statewide.

Then the discussion turned to stakeholder interviews and who should be contacted. Suggestions were University of Delaware, Newark Housing Authority, non-profit housing organizations, multi-family landlords, single-family landlords, developers (there were several names given to Urban Developers), owner occupants that are not landlords, neighborhood associations. Support groups that were mentioned are Alliance for Mental Health, Catholic Charities of Delaware and Homeless Veterans.

## **3. DISCUSSION**

There was discussion about the outcome of the Study and how it could be used to guide development and how it would affect existing property values. There was also discussion

on how Newark is viable with and without the UD students, trends of rental housing in general and on Newark as a commuter connector city. Also brought up was that it is important to get the community perspective and the supplier perspective.

#### **4. PUBLIC COMMENT**

Mr. Ron Walker: 45 Kells Avenue, expressed concern about the fact that he had not been asked to serve on the Technical Advisory Committee and concern that no residents who did not own rentals were on the Committee.

Ms. Catherine Ciferri: Colonial Gardens on Main Street, asked about the methodology and how data was being collected. She was also concerned about the Committee makeup and thought it should be more diverse. She brought up concern about aging in place, ADA accessibility, foreign student housing needs, and workforce rental housing. She also wanted to know the parameters of the Study.

Mr. Hartling explained that Urban Partners asked for a committee, they did not appoint the committee.

Mr. Roy Lopata: 404 Briar Lane, reminded the Committee of Council's goals when they were approving or not approving student housing and he asked the Committee to think about what our community would look like had Council not protected the traditional communities. He used Williamsburg Village as an example. He also stated that the Planning and Development Department had reports that provided a timeline of what the City did step by step.

Mr. Mark Morehead: Resident, single family rental landlord and Council member. He gave an example of how a neighborhood went from a family townhouse community to a rental community and how it is one of Council's concerns as to what happens to those neighborhoods when the students no longer want to live there. He asked that the Committee broaden their outreach to residents that live in Newark and are very concerned with the feel of the town - homeowners, non-homeowners. He also asked that they check the data they are collecting. Mr. Morehead also asked that if a Chair was elected that it be someone other than City Administration. Also, he asked for direction for Council as to where the City is trying to go in the future and how the City will get there.

Mr. Chris Locke: 604 Cambridge Drive, general counsel for Lang Development Group, asked the Committee members if they were residents of the City. Some were and there were others that were not. He also asked what the data was based on. Mr. Kwon stated that it was based on rental permit applications.

Mr. Bob Cronin: 207 Briar Lane, longtime resident, Planning Commissioner. When he thought of Rental Needs Assessment, supply and demand came to mind and that is where the City's need would come in. He cited the UD supply and what the demand may be in five or ten years and what the market may be in the future.

Ms. Ciferni: Wanted to know who was going to develop questions for the focus groups and who would be responsible for the outreach.

## **5. NEXT STEPS**

Mr. Hartling stated that the next crucial step would be the stakeholder engagement; and that from tonight's discussion there is a need for interviews and open forums with community groups, community leaders, residents who want to talk about circumstances on their blocks. He suggested that the time to hold the forums with the community would be in the fall for the best involvement, and additional meetings to go over data collected.

Next steps:

1. Pursuing interviews and data collection and items that the Committee and residents have raised and any items Urban Partners thought of.
2. Meeting again as a Committee and during that time structuring how to have community forums, working on how to set those up in the early fall.

Mr. Hartling explained that in terms of what questions are asked of participants in the Study, he said they want to hear what people have to say, they don't go in with a questionnaire. They want to hear what the people feel about this topic. All comments are viewed as valuable and are posted and reviewed. They are looking for a range of things to consider. Urban Partners will follow up with Committee members on any questions about the interviews they will be setting up. They would like to be notified of anything that is going on with housing supply.

## **6. NEXT MEETING DATE**

The next meeting date was set for Thursday, August 28<sup>th</sup> at 7:00 p.m., Council Chamber.

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